023.0	0001	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	845,700 /	845,700
USE VALUE:	845,700 /	845,700
ASSESSED:	845,700 /	845,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		TEEL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BERCZUK STEPHEN PAUL
Owner 2:	BERCZUK MELISSA S
Owner 3:	
Street 1:	40 TEEL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BERCZUK STEPHEN PAUL -
Owner 2:	-
Street 1:	40 TEEL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .123 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Wood Shingle Exterior and 2127 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5375.000	380,700		465,000	845,700
Total Card	0.123	380,700		465,000	845,700
Total Parcel	0.123	380,700		465,000	845,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.60 | /Parcel: 397.60

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	14629
GIS Ref	
GIS Ref	
Insp Date	08/11/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 023.0-0001-0005.0

!1849!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	380,700	0	5,375.	465,000	845,700		Year end	12/23/2021
2021	101	FV	369,500	0	5,375.	465,000	834,500		Year End Roll	12/10/2020
2020	101	FV	369,300	0	5,375.	465,000	834,300	834,300	Year End Roll	12/18/2019
2019	101	FV	276,700	0	5,375.	494,100	770,800	770,800	Year End Roll	1/3/2019
2018	101	FV	276,700	0	5,375.	360,400	637,100	637,100	Year End Roll	12/20/2017
2017	101	FV	276,100	0	5,375.	313,900	590,000	590,000	Year End Roll	1/3/2017
2016	101	FV	276,100	0	5,375.	267,400	543,500	543,500	Year End	1/4/2016
2015	101	FV	260,800	0	5,375.	261,600	522,400	522,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:41:27

LAST REV

Date	Time
09/17/18	10:22:13
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1849

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERCZUK STEPHEN	46259-238		10/12/2005	Family	1	No	No		
BERCZUK STEPHEN	32622-287		4/3/2001	Family		No	No		
	25002-467		11/18/1994		175,700	No	No		Y

USER DEFINED

Prior Id # 1:	14629
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/27/2018	1231	Heat App	14,348	C				
9/18/2017	1210	New Wind	6,700	C				
5/27/2016	685	Redo Bas	15,420					finish room in bas
9/12/2012	1153	Manual	14,148	C				
5/4/2006	340	Addition	200,000			G7	GR FY07	REPLACE SHED ADD W

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2017	Inspected	PH	Patrick H
7/22/2017	MEAS&NOTICE	HS	Hanne S
4/11/2013	Info Fm Prmt	EMK	Ellen K
7/29/2008	External Ins	BR	B Rossignol
11/11/1999	Inspected	267	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	263	PATRIOT
8/9/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5375		Sq. Ft.	Site		0	80.	1.08	1									465,002						465,000	

Total AC/HA:	0.12339	Total SF/SM:	5375	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	465,002	Spl Credit		Total: 465,000

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	5 - Mansard
Roof Cover:	1 - Asphalt Shgl
Color:	GREEN
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.14365304
Const Adj.:	1.01989794
Adj $ / SQ:	157.465
Other Features:	84500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	467692
Depreciation:	86991
Depreciated Total:	380701

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 7	BRs: 3	Baths: 1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

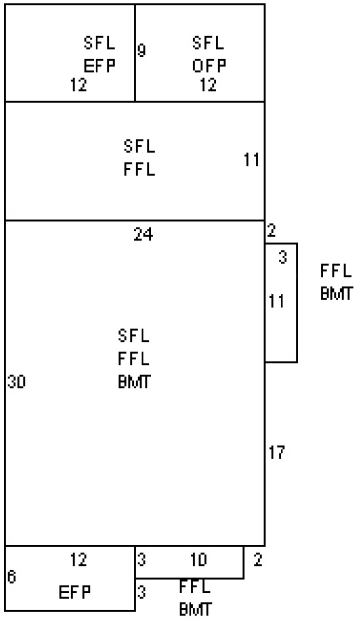
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	157.47
Special Features:	0	Val/Su Net:	119.04
Final Total:	380700	Val/Su SzAd	178.98

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,080	157.470	170,062
FFL	First Floor	1,047	157.470	164,866
BMT	Basement	783	47.240	36,989
EFP	Enclos Porch	180	43.190	7,775
OFP	Open Porch	108	32.410	3,500

Net Sketched Area:		3,198	Total:		383,192
Size Ad	2126.9999	Gross Area	3318	FinArea	2127

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 023.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	4X5	A	AV	2006	0.00	T	10.4	101						

More: N	Total Yard Items:		Total Special Featues:		Total: